

# Arlington Town Meeting — AMEMDMENT

## ARTICLE NO. 31

Dated: May 10, 2024

I, John D. Leone, do hereby submit the following Amendment:

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That the Main Motion, of the Arlington Redevelopment Board be amended by inserting the following paragraph following the words – “District Parcel List for the Neighborhood Multi-Family (NMF) Subdistrict as follows”, and prior to the words - “Add a row to the Parcel List table to include the property at 5-7 Winter Street; so that said row reads as follows”:

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“That the Zoning Bylaw be amended by making the following change to the MBTA Neighborhood Multi-Family (NMF) Subdistrict Parcel List, so as to add the address of 5-7 Winter St. to the NMF Subdistrict Parcel List table. Further that the Town’s Zoning Map as contained in the Bylaw is amended to add 5-7 Winter St. to the NMF District.

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### Comment:

This Amendment, corrects the Main Motion to included the parcel on the MBTA NMF List Table as well as the Town Zoning Map. The Main Motion as amended would then read:

**That the Zoning Bylaw and Zoning Map/Table be and hereby is amended as follows:**

### **Amend the District Parcel List for the Neighborhood Multi-Family (NMF) Subdistrict as follows:**

That the Zoning Bylaw be amended by making the following change to the MBTA Neighborhood Multi-Family (NMF) Subdistrict Parcel List, so as to add the address of 5-7 Winter St. to the NMF Subdistrict Parcel List table. Further that the Town’s Zoning Map as contained in the Bylaw is amended to add 5-7 Winter St. to the NMF District. Add a row to the Parcel List table to include the property at 5-7 Winter Street; so that said row reads as follows:

Address	Owner	Existing Use Codes	Existing Use Description	Parcel Acres	Parcel Square Footage
5-7 Winter St.	AML Realty Trust	104	Two Family Residential	0.42025	18,306

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5-7 Winter St. is a large 2 family home on one of the largest lots in East Arlington and it is entirely contained within the boundaries of the Neighborhood Multi-Family (NMF) Subdistrict, but is an excluded parcel.

If each of the abutting parcels were to construct a multi-family building to the allowed limit, as the Town is now contemplating for the Fox Library parcel, the 5-7 Winter Street parcel would be surrounded by multi floor apartment buildings. The parcel would never be able to replace or renovate the existing building to a multifamily structure as would be allowed on all of the sounding NMF district parcels. It would be locked in as a two-family - R2 - home.

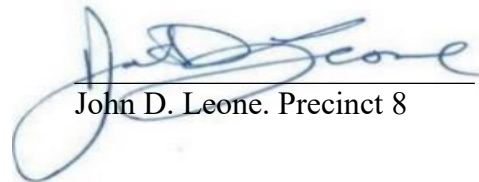
Further, a future owner may someday wish to subdivide the rear portion of the lot for the benefit of allowing the abutters to increase their lot size to conform with zoning requirements for larger structures.

We request that you approve both the Amendment and the Amended Main Motion.

Date Voted: \_\_\_\_\_

Respectfully submitted,

Action Taken: \_\_\_\_\_



John D. Leone. Precinct 8